

Historic Preservation Design Review

February 25, 2010

HP-10-05, 33-A S. Sumter St. (City)

I. THE REQUEST

Applicant: City of Sumter

Status of the Applicant: Representing Business Owner for façade grant program.

Request: Design review approval for proposed façade renovations to include: replacing the site entry door, installation of awnings over front and side entrance, brick repairs to side of building, wall repairs behind metal grates on side façade, paint brick on side of building to cover up brick patch work.

Location: 33-A S. Sumter St.

Present Use/Zoning: Beauty Salon & Barber Shop/CBD

Tax Map Reference: 228-13-07-020

Adjacent Property Land Use and Zoning: North – Commercial Parking Lot/CBD
South – Weeks Law Firm/CBD
East – Commercial Parking Lot/CBD
West – S. Sumter St.

II. BACKGROUND

The applicant is requesting a Certificate of Appropriateness for façade renovations/repairs for a structure located at 33-A S. Sumter St. The building is located at the entrance to the S. Sumter St. parking lot and fronts on S. Sumter St. To the immediate south is the 35 S. Sumter St. (Weeks Law Firm) and to the east there are additional small commercial tenant spaces that front on Dugan St. The photograph below on the left shows the existing front façade; the photograph on the right shows the side façade.



Based on the 1985 Main Street Sumter Survey and the Sumter County Assessor's Record, the building sited at 33-A S. Sumter St. was constructed circa 1910 with major improvements in 1972. The structure is a simple building of no apparent architectural or historical significance, and has not been deemed to be a contributing structure within the Downtown National Register Historic District. In fact, this structure is located outside of the designated District boundary but is within the Downtown Historic Preservation Design Review District.

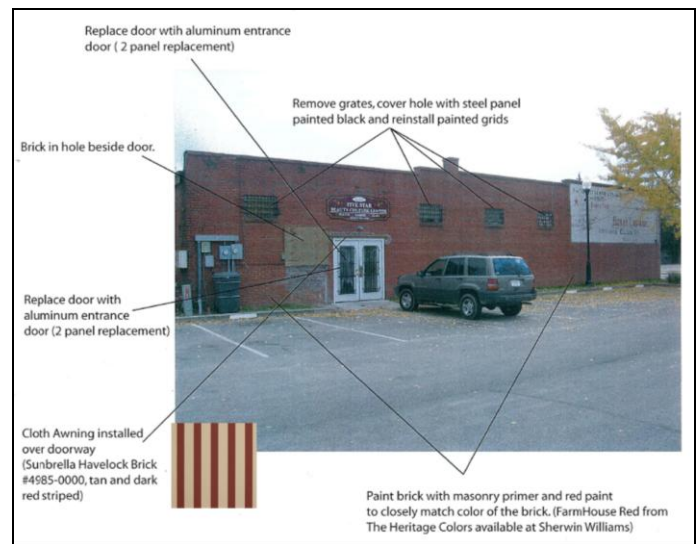
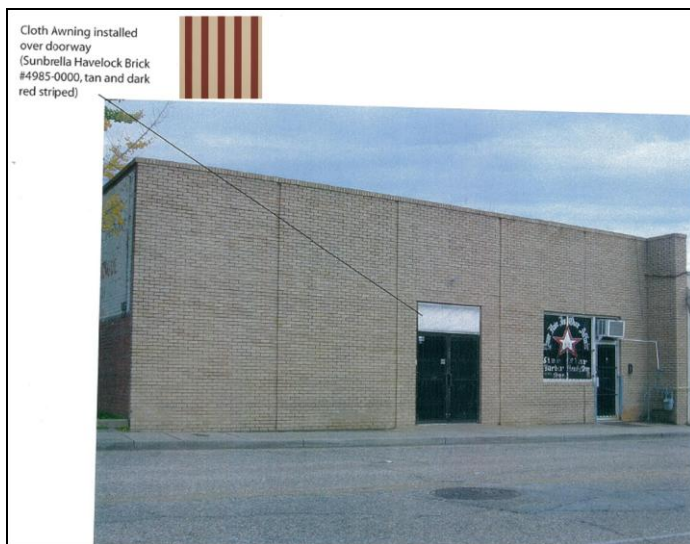
As shown in the graphics below the applicant is proposing to undertake the following:

Front Façade:

- 6x10 cloth awning over the doorway

Side Façade:

- Brick in hole beside entrance door
 - Remove plywood and complete with red brick
- Replace brick on top side of building to match existing – approximately 15 brick
- Remove, clean, paint and reinstall existing metal grate over old window openings
 - Cover holes with steel panel painted black
 - Reinstall painted metal grids to keep original character of building
- Remove and replace approximately 60 ft. of rear fascia
- Replace existing door with 2 panel aluminum entrance door
- Paint brick with masonry primer and paint 'Farmhouse' (SW2301) from the Sherwin Williams Heritage Colors for Exteriors color palette



Shown Above (left) existing front façade wall – only proposed change is the addition of a cloth awning over the entrance; (right) multiple proposed changes to side façade wall include brick patching, replacement of entry door, and painting of wall.

Design review approval is required prior to undertaking the proposed façade work.

The *Design Review Guidelines Manual* states:

#6) ORIGINAL STOREFRONT CONFIGURATION SHOULD NOT BE ALTERED

Normally Required

- a. Original storefronts that remain in the downtown area should be preserved and maintained. There should be no removal of original doors, bulkheads, decorative glass or other elements unless their deterioration can be demonstrated.
- b. Original elements that are too deteriorated to retain should be replaced with new elements to match in design and materials.
- c. Storefronts that have decorative tile or glass installed prior to 1940 should be retained.
- d. Buildings that are renovated and have post-1940 storefronts should receive storefronts in keeping with the original architectural character of the building.

This structure has no apparent architectural character. It is a one story brick building with a rectangular floor plan. The existing front entrance on S. Sumter St. is not proposed to be changed however, a new side entry door is proposed. This new door is in keeping with similar materials to what is present on the front of the building.

#7) RETAIN ORIGINAL ENTRANCES

Normally Required

- a. Original doors and transoms over doors shall not be removed and replaced unless extensive deterioration is demonstrated.
- b. Original door openings shall not be enclosed or reduced in size.
- c. Unfinished aluminum doors should not be installed on storefronts. Metal doors with a dark bronze finish or anodized aluminum finish may be appropriate.
- d. Transoms should not be enclosed, covered, or obscured.
- e. Original designs and dimensions of recessed entrances should be retained.

No original doors are planned for removal/replacement. No other entrance details are to be altered by this request. The proposed new aluminum door for the side of the building will be in a dark finish.

#9) PRESERVE CAST IRON, STONE, AND BRICK COLUMNS

Normally Required

- b. **Decorative cast iron elements, brick or stone piers should not be concealed.** Original supportive and decorative elements should be retained and the obscuring or covering of these elements should not take place.

The existing metal grates on the side of the building over the enclosed window openings are proposed to be removed only for cleaning and refinishing and then they will be placed back on the building in the original locations.

#12) AWNINGS OR CANOPIES ARE APPROPRIATE FOR STOREFRONTS

Recommended

- c. The installation of retractable canvas awnings at appropriate storefront locations is recommended.**
- d. Canvas, vinyl-coated canvas, and acrylic are the most appropriate awning materials for pre-1940 commercial buildings.**
- e. Awnings should cover only the storefront display windows or transom. Upper facade details should not be obscured.**
- g. The most appropriate awning designs for pre-1940 dwellings are standard or shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are more nontraditional and less desirable; however, these may be installed if requested. Valences should be in keeping with traditional patterns such as scalloped, wave, or sawtooth designs.**

The proposed awnings will be located over the front and side entry doors. The awnings will be a traditional shed style and will have a striped Sunbrella Cover as shown in the graphics on page 2 of this report.

#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.**
- b. Stucco or drivit surfaces to downtown buildings should not be added.**

Recommended

- c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues.**

The applicant has proposed to paint the side of the building in a farmhouse red. Although the structure has not been previously painted, due to the extensive patch work that has already been done and the additional brick patch work proposed, painting the side of the building in a color that closely matches the existing brick tone is recommended and requested.



#24) HISTORIC WALL SIGNS SHOULD BE PRESERVED

Recommended

- a. Historic wall signs painted on exterior masonry walls should be preserved and maintained.**
- b. Historic wall signs may be touched up with new paint if desired as long as the paint and design matches the original.**

Several exterior brick walls in the downtown area retain painted signs applied in the late 19th and early 20th centuries. These wall signs are a unique aspect of downtown and contribute to its historic character. Such signs should be preserved and maintained.

The applicant has proposed to paint the wall of the building as seen in the photo above there is an existing painted sign on the side of the structure.

This sign is an historic wall sign and should be preserved.

III. STAFF RECOMMENDATION

33-A S. Sumter St. is not a contributing structure within the downtown historic district; however, façade renovations will benefit the overall downtown. The proposed changes will repair existing deficiencies in the side façade wall while adding to the aesthetic of the District. Staff recommends approval of this request with the following conditions:

- The existing painted wall sign on the side façade be preserved in accordance with guideline #24.

IV. DRAFT MOTIONS

I move that the Sumter Historic Preservation Design Review Committee approve HP-10-05, in accordance with the materials, photographs, and details submitted and referenced in the Staff Report under the condition that the existing painted wall sign on the side façade wall be preserved in accordance with guideline #24 .

I move that the Sumter Historic Preservation Design Review Committee deny HP-10-05.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – FEBRUARY 25, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, February 25, 2010, voted to approve this request, in accordance with the materials, photographs, and details submitted and referenced in the Staff Report and to paint over the existing wall sign.